

TRANSFER
TAX
PAID

WARRANTY DEED

032711

Charles G. Conley and Georgia A. Conley of Waterville, Maine, for consideration paid, grant to Jamie L. Pomerleau and Chad D. Dangler of Waterville, Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

48-276

"A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine more particularly bounded and described as follows, to wit:

Beginning in the northerly line of School Street at the southeast corner of land now or formerly of Karl Ulbrich and at a point just half way between two granite monuments set in the northerly line; thence running northerly along said Karl Ulbrich's easterly line one hundred forty-six and forty-two hundredths (146.42') feet, more or less, to an iron pin set in the ground at the intersection of said Ulbrich's easterly line with the southerly line of land now or formerly of Charles Michaud (formerly the George M. Winegar land); thence running easterly along the southerly line now or formerly of said Charles B. Michaud's land forty-eight and thirty-two hundredths (48.32') feet, more or less, to the westerly line of land now or formerly of one Reed; thence running southerly along said Reed's westerly line and the westerly line of land now or formerly of Annie H. Verrill, lines parallel with said Ulbrich easterly line one hundred forty-six and forty-two hundredths (146.42') feet, more or less to the said northerly line of School Street; thence westerly along said northerly line of School Street about forty-eight and thirty-two hundredths (48.32) feet to the point of beginning.

Also a right of way to be used by the grantees, his heirs and assigns, in common with the said Karl Ulbrich, his heirs and assigns, over a strip of land, five and seven eighths (5 7/8') foot in width lying westerly and adjacent to the westerly line of the premises conveyed in the proceeding paragraph and in length extending from said School Street to the northerly line, extended, of said conveyed premises.

Reserving and excepting, however, from the premises conveyed in the first paragraph a right of way to be used by Sarah B. Percival and Dana F. Pray, their heirs and assigns, in common with said Karl Ulbrich, his heirs and assigns, over a similar strip of land, five and seven eighths (5 7/8') feet in width extending from said School Street to the northerly line of the premises conveyed in the first paragraph and lying just easterly of and adjacent to the westerly line of said premises conveyed in the first paragraph.

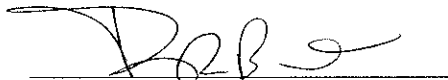
Meaning and intending hereby to establish a right of way, or driveway, eleven and seventy-five hundredths (11.75')


feet in width to be used in common by the said Karl Ulbrich and the said Grantees."

Also conveying same property described in a deed from the City of Waterville to Charles Conley dated August 4, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6274, Page 271.

Being the same premises conveyed to Charles G. Conley and Georgia A. Conley by deed of Melvin T. Nale, Sr. and Deborah L. Nale dated August 23, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1936, Page 190.

WITNESS our hands and seals on September 5, 2003.


WITNESS


WITNESS

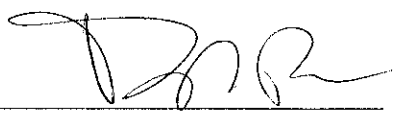

Charles G. Conley


Georgia A. Conley

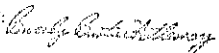
THE STATE OF Maine
Kennebec, ss.

September 5, 2003

Then personally appeared the above named Charles G. Conley and Georgia A. Conley and acknowledged the foregoing instrument to be their free act and deed.

Before me, 
Notary Public
David R. Butler
Attorney-at-law

RECEIVED KENNEBEC SS.
2003 SEP -9 AM 9:00

ATTEST: 
REGISTER OF DEEDS.